

**PLANNING COMMISSION
REPLAT AND SUBDIVISION PLAT**

AGENDA ITEM NO: 20 December 14, 2005

RENAISSANCE AT THE
DOMINION, UNIT 4
SUBDIVISION NAME

MAJOR PLAT

050089
PLAT #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 480 C4

OWNER: Intco Dominion Partnership, by Larry Slayter

ENGINEER: Pape-Dawson Engineers, Inc.

CASE MANAGER: Donna L. Schueling, Planner II

Date filed with Planning Commission: December 1, 2005

Location: Extending Eton Green northward from The Renaissance at the Dominion Unit 3.

Services Available: SAWS Water and Leon Springs Utility Company Sewer

Zoning: R-6 PUD Residential Single Family District; Planned Unit
Development District

Plat is in accordance with:

P.O.A.D.P./M.D.P. # 55, Dominion, accepted on 6-29-83

P.U.D. # 05-019, The Renaissance at the Dominion, approved on 08-24-05

Proposed Use: Single Family Residential

APPLICANT'S PROPOSAL:

To plat 20 single family lots, with 2,574 linear feet of private streets, all consisting of 25.99 acres.

DISCUSSION:

The Department of Development Services has cited: Section 35-506(d) (Table 506-3) of the UDC regarding "K" Values. The applicant's engineer has submitted a request for an administrative exception to the requirement.

The Director of Development Services Department granted an administrative exception to Section 35-506(d)(Table 506-3) of the UDC regarding "K" Values as indicated in their attached report.

The Department of Development Services has cited: Section 35-506(d)(5) of the UDC regarding Clear Vision Easements. The applicants engineer has submitted a request for variance to the requirement.

The applicant's engineer states that a clear vision easement has been established based upon an intersection sight distance of 225 feet, which exceeds the AASHTO stopping sight distance for a vehicle traveling 30 miles per hour. The engineer states, that Majestic Way provides access to only 11 lots, the projected traffic volume should be low. He further states that the resulting clear vision easement would save ten (10) trees that fall outside the requested easement.

Development Services Department has no objection to the granting of the variance based on the clear vision easement provided, the limited probability of traffic conflict at the intersection of Majestic Way and Royal Heights and the number of trees that will be saved, as indicated in their attached report.

STAFF RECOMMENDATION:

Staff has reviewed the proposed plat and found it in conformance with the Unified Development Code with exception to the above-mentioned variance. With regards to the variance, staff does concur with the applicant's justification, therefore, the Director of Development Services recommends approval of the variance and plat.

September 22, 2005

Mr. Sam Dent, P.E.
City of San Antonio
P.O. Box 839966
San Antonio, TX 78283-3966

Re: Renaissance at The Dominion, Unit-4

Dear Mr. Dent:

The intent of this letter is to request an administrative exception per UDC §35-436. We believe that this case is a reasonable request although it does not comply in full with the UDC. It adheres to its spirit and intent and it is in the public interest.

The exception relates to the "K" value as presented in the UDC §35-506(d) and Tables 506.3 and 506.4. In the tables, a minimum value of 30 is specified for crest curves on local streets. We would like to utilize a slightly lower value of 24 on one crest curve near the end of Eton Green. As a "K" value of 29 corresponds to a design speed of 35 miles per hour and a "K" value of 19 corresponds to a design speed of 30 miles per hour according to the AASHTO Geometric Design of Highways and Streets, this request is well within reason.

To demonstrate adherence to §35-483(e), Approval Criteria:

· *If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property.*

If the K value of 30 were maintained along the crest of Eton Green, its intersection with Royal Heights would be significantly higher than the existing ground. The amount of fill required would reduce the useable portion of adjacent lots, create unsightly slopes, and make these lots unmarketable.

· *The hardship relates to the applicant's land, rather than personal circumstances.*

The steepness of the topography created the issue described above.

· *The hardship is unique, or nearly so, rather than one shared by many surrounding properties.*

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

The steepness of the land is, in itself, not a unique situation in this area of San Antonio. What is unique is that a section of Eton Green was designed and constructed previously. As discussed above, the intersection could not be raised enough to meet the "K" value requirement. In addition, a smooth transition in grade from the previously built section of Eton Green was required. This combination of factors restrained the range of feasible "K" values.

The hardship is not the result of the applicant's own actions.

As explained above, the existing section of Eton Green was designed and constructed separately. The lower "K" value is necessary due to this and the steep topography.

The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.

The "K" value used in this case will not be injurious to other property. The location of the crest curve is immediately before the end of Eton Green at a "T" intersection, so its placement will not cause a reduction of sight distance or other problems. This exception will not prevent the orderly subdivision of other property in the area since it will have no effect on other property in the area.

If you have any questions or need additional information, please call me.

Sincerely,
Pape-Dawson Engineers, Inc.



Thomas M. Carter, P.E.
VP, Land Development

H:\3083\68\WORD\LETTERS\050915A1.DOC



9.27.05



NUMBER AND SIZES OF TREES CUT

REQUESTED EASEMENT #-DIAMETER

1-7" 2-13"

CUT:

2 TREES AT 20"

SAVED:

10 TREES AT 78"

REGULATION EASEMENT #-DIAMETER

3-11" 8-6"

4-8" 9-7"

5-6" 10-7"

6-8" 11-8"

7-7" 12-10"

CUT:

12 TREES AT 98"



SCALE : 1"=50'



JOB NO. 3083-68

DATE NOVEMBER 2005

DESIGNER

CHECKED DRAWN

SHEET 1 OF 1

RENAISSANCE AT THE DOMINION, UNIT-4 CLEAR VISION EASEMENT

**PAPE-DAWSON
ENGINEERS**
1965-2005 ■ 40 YEARS OF EXCELLENCE

555 EAST RAMSEY

SAN ANTONIO, TEXAS 78216

PHONE: 210.375.9000
FAX: 210.375.9010

CITY OF SAN ANTONIO

Interdepartmental Correspondence Sheet

TO: Director of Development Services

FROM: Development Services Department – TIA & Streets

COPIES TO: Correspondence File

SUBJECT: Renaissance at The Dominion, Unit 4 (Plat No. 050089)

DATE: November 28, 2005

The Development Services Department – TIA & Streets received and reviewed a letter dated September 22, 2005 from the engineer representing the owner of subject property, wherein a request for an administrative exception to the Unified Development Code (UDC), Section 35-506(d)(1)(Table 506-3) (K-Value) is made.

Response to Section 35-506(d)(1)(Table 506-3)(K-Value) Administrative Exception: This development consists of 20 lots on approximately 22 acres. It is located within The Dominion Subdivision. An administrative exception is being requested for a sag vertical curve K-Value less than the UDC minimum of 35.


Eton Green has a sag vertical curve that is 141 feet long with a K-Value of 24.42. It should be noted that short curve lengths can reduce the adverse impact of deficient K-Values. Traffic traveling downhill from Royal Heights will have clear vision of the entire street during the day and headlights should illuminate the hill at night. The engineer has provided a streetlight at the intersection of Eton Green / Royal Heights so that traffic traveling uphill will be able to see objects on the upside of the curve during hours of darkness and have sufficient distance to stop their vehicle. In addition, traffic speeds will be reduced as vehicles proceed up the 12% slope and approach the T-intersection with stop sign. The traffic calming effect of the intersection and the supplemental streetlight should adequately mitigate the safety concerns associated with this vertical curve. Therefore, DSD-TIA & Streets **does not offer any objection** to the approval of this administrative exception.

Sincerely;



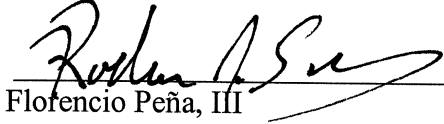
Richard Chamberlin, P.E.
Senior Engineer
DSD – TIA & Streets

☒ Concur/ ☐ Nonconcur:



Sam Dent, P.E.
Chief Engineer
DSD - Engineering

Approved / Disapproved:

A handwritten signature in black ink, appearing to read 'Florencio Peña, III', written over a horizontal line.

Florencio Peña, III
Director
Development Services Department

FP/rc



RECEIVED

05 NOV 22 PM 3: 27

November 17, 2005

LAND DEVELOPMENT
SERVICES DIVISION

Mr. Rod Sanchez
Assistant Director of Development Services
City of San Antonio
P.O. Box 839966
San Antonio, TX 78283-3966

Re: Renaissance at The Dominion, Unit-4 (P.U.D.), Plat No. 050089
Plat Variance Request

Dear Mr. Sanchez:

On behalf of the developer, Intco Development of Texas, we request a variance to §35-506(d)(5) of the Unified Development Code (UDC) as it pertains to clear vision easements. In accordance with the UDC, we hereby request a variance to the aforementioned section.

As determined by AASHTO, the intersection sight distance corresponding to a 30 mile-per-hour speed limit is 335 feet. We would like to provide a sight distance of 225 feet at the intersection of Royal Heights and Majestic Way. The requested intersection sight distance is justified since the stopping sight distance (SSD) required at 30 miles per hour is only 205 feet. The project has been planned so as to save as many trees as possible. The larger clear vision easement would have a monetary impact on the marketability of the lot as well as eliminate 78 caliper inches of trees. In addition, there is a very low probability of conflict at the intersection due to the small number of lots served by Majestic Way.

To demonstrate adherence to §35-483(e), Subdivision Variance Approval Criteria:

If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property.

If a higher speed limit were put in place, the resulting clear vision easement would prove detrimental for Block 31, Lot 5. A notable portion of this lot's area would be encumbered by the easement, causing significant loss in flexibility in planning development of the lot. This will have an economic impact on the sale value of the lot. Equally as important, ten trees that fall outside the requested easement but inside the 30-mile-per-hour easement would be lost.

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LAND DEVELOPMENT

· The hardship relates to the applicant's land, rather than personal circumstances.

The hardship addressed herein relates to the land's extreme topography and extensive tree cover and is not the result of personal circumstances. Efforts were made to save as many trees as possible. If an alternative street alignment had been used in lieu of a smaller sight triangle, many more trees would need to be removed. Between the 30 mile-per-hour and the requested clear vision easements lay 78 caliper inches of trees.

· The hardship is unique, or nearly so, rather than one shared by many surrounding properties.

The location of trees in this subdivision is a unique situation. Only a few areas existed where trees could be avoided and streets could be placed. Majestic Way curves east due to this restriction, creating the need for a clear vision easement.

· The hardship is not the result of the applicant's own actions.

As explained above, the street layout that created the need for a clear vision easement was a result of designing around existing trees in this subdivision.

· The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.

The granting of this variance will not be injurious to other property or prevent the orderly subdivision of other property in the area.

Majestic Way will see limited usage. The street serves only 11 residential lots, all within this subdivision. Using trip data from the ITE Trip Generation Handbook, 7th Edition, the probability that two cars will cross the intersection in question at the same time is extremely low. In the peak hour, there are less than two times when a vehicle from any given direction will cross the intersection during the entire hour.

Vehicles will be traveling at full speed only if they drive along Majestic Way past the intersection with Royal Heights. Since both ends of Majestic Way lead to cul-de-sacs with no outlet, this will only occur if a vehicle travels from one of seven residences to one of four neighboring residences that are 500 yards away or closer. A large majority of the time, vehicles approaching the intersection from any direction will be planning to turn, thus inhibiting them from excessive speeds.

The clear vision easement given in the UDC is an extra precaution. A no-build sight triangle that spans 25 feet from each curb return will be in force due to neighborhood covenants. The 30 mile-per-hour SSD on the proposed grade is 205
PAPE-DAWSON ENGINEERS, INC.

Mr. Rod Sanchez
Renaissance at the Dominion, Unit-4
Plat No. 050089
November 17, 2005
Page 3 of 3

1965-2005

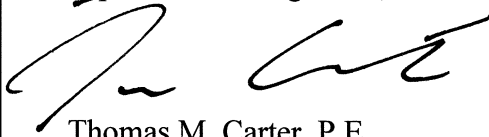


feet. The requested 225-foot distance therefore provides ample clearance for vision at the intersection and, in the rare case that a conflict occurs, ample time for an approaching vehicle to make a complete stop.

This change will not affect other subdivisions because Majestic Way will not extend into surrounding properties. It is at the top of the subdivision and backs up to the Camp Bullis military reservation. No possibility exists of future connectivity due to its dead ends.

We appreciate your assistance with this project and eagerly await your response regarding this issue. The variance application and review fee are attached. If you have any questions, please call our office.

Sincerely,
Pape-Dawson Engineers, Inc.



Thomas M. Carter, P.E.
VP, Land Development

Attachments

3083\68\WORD\LETTERS\051109A1

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LAND DEVELOPMENT
SERVICES DIVISION

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

CITY OF SAN ANTONIO

Interdepartmental Correspondence Sheet

TO: Planning Commission through Director of Development Services

FROM: Development Services Department – TIA & Streets

COPIES TO: Correspondence File

SUBJECT: Renaissance at The Dominion, Unit 4 (Plat No. 050089)


DATE: November 30, 2005

The Development Services Department – TIA & Streets received and reviewed a letter dated November 17, 2005 from the engineer representing the owner of subject property, wherein a request for a variance to the Unified Development Code (UDC), Section 35-506(d)(5)(Intersection Sight Distance) is made. The code stipulates that the intersection sight distance for a left turn from stop at 30 miles per hour is 335 feet.

Response to Section 35-506(d)(5)(Intersection Sight Distance) Variance: This development consists of 20 lots on approximately 22 acres. It is located within The Dominion Subdivision.


The nonconforming clear vision easement occurs at the intersection of Majestic Way and Royal Heights. The engineer has designated a clear vision easement based upon an intersection sight distance of 225 feet which exceeds the AASHTO stopping sight distance for a vehicle traveling 30 miles per hour. Since Majestic Way provides access to only 11 lots, the projected traffic volume should be low. Calculations indicate 1.6 vehicles per peak hour turning left from stop and 1.5 vehicles per peak hour potential conflicting traffic on Majestic Way. Based upon the clear vision easement provided, the limited probability of traffic conflict at the intersection and the number of trees that will be saved, DSD-TIA & Streets **does not offer any objection** to the approval of this variance.

Sincerely;



Richard Chamberlin, P.E.
Senior Engineer
DSD – TIA & Streets

☒ Concur ☐ Nonconcur:



Sam Dent, P.E.
Chief Engineer
DSD - Engineering

Resolution No. _____

Authorizing the termination of electric service and revoking
building permits pending plat approval and recording of
Rodriguez Tire Subdivision Plat # 050360
in connection with a previously approved deferral.

Whereas, the quality of development within the City of San Antonio and its extra- territorial jurisdiction is, in large measure, dependent upon the quality of the subdivision regulations and their effective administration and;

Whereas, the Planning Commission is empowered by the City Charter to prepare, adopt, and administer rules and regulations pertinent to subdivision/Platting and;

Whereas, Section 35-434 of the Unified Development Code authorizes the Planning Commission to grant a deferral to allow the issuance of building permits and temporary utility service prior to plat approval and recording of four or fewer lots and;

Whereas, the Commission approved a deferral for the Rodriguez Tire Subdivision, Plat # 050360 on June 8, 2005 and;

Whereas, the time which the platting requirement may be deferred shall normally not exceed 180 days from the date of approval and;

Whereas, the City of San Antonio has given the required 45 day advance notice to Leopodo Rodriquez and the project surveyor, Raymundo Villarreal via certified mail that the time in which to file the required plat would expire on December 5 2005 and failure to comply could result in termination of service and revocation of building permits and;

Whereas, the applicant has not filed an appeal to the termination of temporary utility service; revocation of the building permit or met the 180 day deferral condition, now therefore;

Be it resolved by the Planning Commission to direct the staff to terminate temporary utility service and revoke building permit(s) pending plat approval and recording of such plat with the Bexar County Clerks office.

Passed and approved this _____ day of _____, 2005.

Approved:

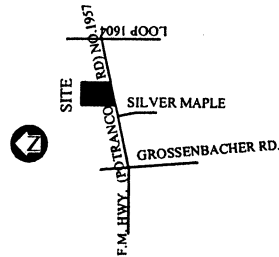
Attest:

Darryl Byrd
Chairman

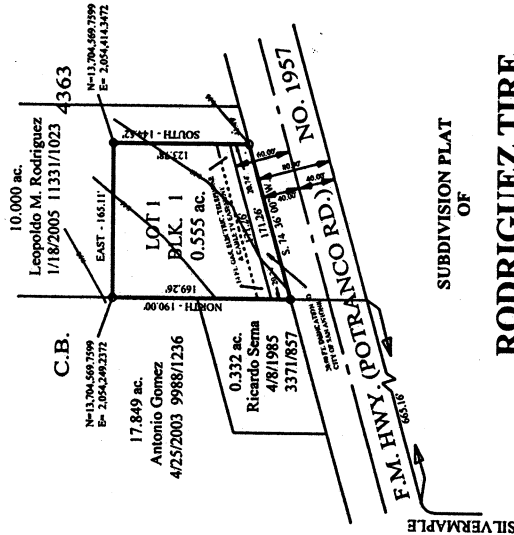
Executive Secretary



SCALE: 1"=100'



LOCATION MAP
NOT TO SCALE



SUBDIVISION PLAT
OF

RODRIGUEZ TIRE SUBDIVISION

A 0.606 ACRE OUT 10.000 AC. DESCRIBED IN DEED DATED JANUARY 18,
2005, RECORDED IN VOLUME 11331 AT PAGE 1023 OF THE REAL PROPERTY
RECORDS OF BEXAR COUNTY, TEXAS, TO CREATE LOT 1, BLOCK 1, C.B. 4363.

GENERAL NOTES

1. 1/2" IRON PINS FOUND OR SET AT ALL CORNERS.
2. BASIS OF BEARING = T-DOT R.O.W. MAP
3. CONTOUR LINES AT FIVE FOOT INTERVALS.

STATE OF TEXAS
COUNTY OF BEXAR

I, LEOPOLDO M. RODRIGUEZ, being a duly qualified and licensed Surveyor in the State of Texas, do hereby certify that the above plat conforms to the provisions of the laws of the State of Texas relating to the subdivision of land, and that the same has been duly recorded in the public records of Bexar County, Texas, in accordance with the provisions of the laws of the State of Texas relating to the subdivision of land.

FELIX T. BERNAL, Licensed Professional Engineer

STATE OF TEXAS
COUNTY OF BEXAR

I, LEOPOLDO M. RODRIGUEZ, being a duly qualified and licensed Surveyor in the State of Texas, do hereby certify that the above plat conforms to the provisions of the laws of the State of Texas relating to the subdivision of land, and that the same has been duly recorded in the public records of Bexar County, Texas, in accordance with the provisions of the laws of the State of Texas relating to the subdivision of land.

LEOPOLDO M. RODRIGUEZ/118 N. NEW BRAUNFELS/
7802(210) 271-5739

STATE OF TEXAS
COUNTY OF BEXAR

I, LEOPOLDO M. RODRIGUEZ, being a duly qualified and licensed Surveyor in the State of Texas, do hereby certify that the above plat conforms to the provisions of the laws of the State of Texas relating to the subdivision of land, and that the same has been duly recorded in the public records of Bexar County, Texas, in accordance with the provisions of the laws of the State of Texas relating to the subdivision of land.

STATE OF TEXAS
COUNTY OF BEXAR

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RECEIVED
05 MAY -2 PM 2: 25
LAND DEVELOPMENT
SERVICES DIVISION

PREPARED BY:
RAYMUNDO VILLARREAL
REGISTERED PROFESSIONAL LAND SURVEYOR
P.O. BOX 290040, SAN ANTONIO, TEXAS 78280
(210) 344-8748

STATE OF TEXAS
COUNTY OF BEXAR

I, LEOPOLDO M. RODRIGUEZ, being a duly qualified and licensed Surveyor in the State of Texas, do hereby certify that the above plat conforms to the provisions of the laws of the State of Texas relating to the subdivision of land, and that the same has been duly recorded in the public records of Bexar County, Texas, in accordance with the provisions of the laws of the State of Texas relating to the subdivision of land.



STATE OF TEXAS
COUNTY OF BEXAR

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STATE OF TEXAS
COUNTY OF BEXAR

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STATE OF TEXAS
COUNTY OF BEXAR

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STATE OF TEXAS
COUNTY OF BEXAR

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PLANNING COMMISSION
BUILDING PERMIT VARIANCE REQUEST
AGENDA ITEM NO: 22 December 14, 2005

HALLIE HEIGHTS

#BPV 06-001

COUNCIL DISTRICT: 4

FERGUSON MAP GRID: 647 E-6

OWNER: H.L.H. Development L.P., by Harry Hausman

ENGINEER: Seda Engineers, by Salah Diab

CASE MANAGER: Elizabeth Carol, Senior Administrative Assistant

Location: Near the northwest corner of Loop 410 and Ray Ellison Boulevard.

Proposed Use: Single Family Residential

APPLICANT'S REQUEST:

The applicant has requested a variance to the sidewalk requirement on Sun Valley (250 feet) in conjunction with the building permit process.

DISCUSSION:

The Engineering Division of Development Services and the Disability Access Office with Public Works has responded to the variance request as indicated in their attached report and objects to the granting of the variance. The applicant states that the SAWS facility will be vulnerable to vandalism if the sidewalks are required along Sun Valley. The applicant further contends that there are no sidewalks currently located on Sun Valley.

STAFF RECOMMENDATION:

The Director of Development Services recommends **denial** of the variance request for the following reasons:

1. The applicant's request does not meet the sidewalk exception and has not demonstrated a unique hardship.

2. Existing residential development and public amenities to include a City library and an elementary school, which is adjacent and along Sun Valley Road warrant the construction of sidewalks.
3. The existing SAWS facility is located on Sun Valley Road and the site is protected by a 12' fence with barbed wire which surrounds the facility.
4. There is a need for sidewalks to separate pedestrian traffic from vehicular traffic.
5. As indicated in the response, sidewalks are located on portions of Sun Valley, in addition there are bus stops and indication of existing pedestrian traffic along Sun Valley Road.

12' LG. TROUSERS CAN'T

Lot	Lot	Lot
-----	-----	-----

**Street
Typical Lot Layout**

Legend:

Of Nodes = 19
 # Of Street Links = 29
 Speed Pump
 Phase Line
 TIF Line & MDP Boundary

ZONING CLASSIFICATION

NOTE:
THIS DEVELOPMENT IS A
TIF PROJECT.

NOTE. THE REQUIRED PARK AREA IS 0.538 AC. DUE TO THE R-3 ZONE AREA PROVIDED IS 0.232 AC. ACCORDING TO THE UDC SECTION 35-503.3, TABLE 503-A, THE DEVELOPER WILL PROVIDE SOME TABLES, BENCHES, ETC. TO MEET THE REQUIREMENT OF SEC. 35-503.3 AS AMENDED. ALSO, IT IS UNDERSTOOD THAT THE DEVELOPER WILL PROVIDE SOME LIGHTS TO THE DOMINANT PARK AREA.

05 NOV 18 PM 0. C. VALLEY ELEMENTARY
SUBDIVISION NOV 15 1973

NOTE:

NOTE:
Lots in Blocks 91, 92 & 93 Shall
Be Fronting on Holly Spuit

NOTE:

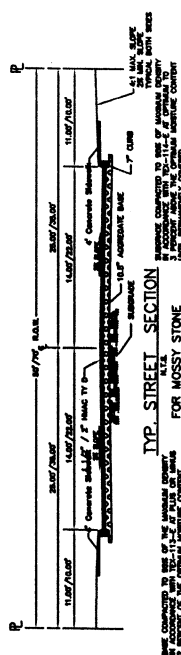
NOTE:
Park Fee are to be Paid for This
Project in lieu of Land Dedication

NOTE:

NOTE:
All Collector Streets are 44' Pavement

DESCRIPTION	LAND USE CATEGORIES			ACRES	DENSITY/ACRES	% LAND USE
	UNIT	QTY				
SINGLE FAMILY RESIDENTIAL	LOT	23	35.219	5.76	100.00	
PHASE-1A	LOT	74	13.683	5.41	38.85	
PHASE-2A	LOT	42	8.703	24.71	4.53	
PHASE-2B	LOT	41	7.227	5.87	20.52	
PHASE-3	LOT	5	5.664	7.59	18.00	
TOTAL	AC	200	35.219	2.68	100.00	

CONNECTIVITY RATIO		
NUMBER OF SEGMENTS	NUMBER OF NODES	RATIO
29	19	1.53



TYP. STREET SECTION -

NYA
FOR MOSSY STONE

FOR MOSSY STONE

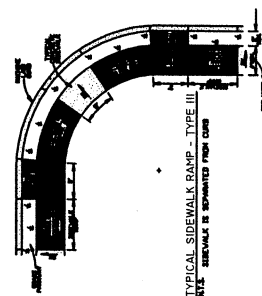
N.T.S.

NAME COMPACTED TO INS OF THE MARSHAL COUNTRY
IN ACCORDANCE WITH TD-115-E AT PLUS OR MINUS
3 PERCENT ABOVE THE OPTIMUM MOISTURE CONTENT
LARGE, BENTONITE V. POLYMER

FLOOD NOTE:

ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 48029C0352 E NO PORTION OF THIS PROPERTY, EXCEPT AS SHOWN IS IN FLOOD ZONE "A". IT IS IN ZONE "X". ALSO PLEASE REFER TO THE ATTACHED STUDY.

MDP OF
40.237 ACRES OF LAND
VOL. 9217, PG. 753, OPRORP
CITY OF SAN ANTONIO,
BEXAR COUNTY, TEXAS



Note: Handicapped ramps will be provided at street intersections and any other

MDP NOTE:

PRELIMINARY REVISED FEMA LIMITS AS SHOWN ON THIS MASTER DEVELOPMENT PLAN TO BE REVISED WITH A LOWR SUBMITTAL FOR PLATTING AND THE REVISED LIMITS MAY AFFECT LOT LAYOUT

DEVELOPER:

HJH Development, L.P.
1803 Babcock Road, Suite # 151
San Antonio, Tx. 78228
(210) 648-7136
Mr. Harry Hausman

Line Table		
Line	Length	Memory
1	0.07	00000000
2	2.00	00000000
3	3.00	00000000
4	00.00	00000000
5	14.12	00000000
6	04.17	00000000
7		00000000

Size	Length	Radius	Chord	Chs. Ang.	Depth
1/4"	14.87	181.87	138.38	144°55'28"	58.708
3/8"	20.92	258.47	193.53	137°31'20"	84.362
1/2"	26.97	335.07	248.57	130°07'12"	110.016
5/8"	33.02	411.67	303.61	122°43'04"	135.670
3/4"	39.07	488.27	358.65	115°18'56"	161.324
7/8"	45.12	564.87	413.69	107°54'48"	186.978
1"	51.17	641.47	468.73	100°30'40"	212.632

Approved _____
Director of Planning
City of San Antonio

Date _____

CITY OF SAN ANTONIO
Development Services Department

Interdepartmental Correspondence Sheet

TO: Planning Commission Through Director of Development Services
FROM: Development Services Department - Construction Inspections
COPIES TO: Correspondence File
SUBJECT: Hallie Heights Sidewalk Variance Request

DATE: Nov 19, 2005

The Development Services Department - Construction Inspections received and reviewed a variance request dated October 20, 2005 from Seda Consulting Engineers representing HLH Development, LP, building the Hallie Heights Subdivision, Phase 2 A Plat No. 040582 wherein a request for a variance to the Unified Development Code (UDC), Section 35-506(q)(5)(A) is made. More specifically, Dr. Diab is requesting that the City waive the requirement for the construction of about 250' of sidewalk along Sun Valley that was previously approved as part of the Hallie Heights plat submission.

Response to Section 35-506(q)(5)(A) Variance: This property is a 35.219 acre subdivision of approximately 200 homes being constructed with TIF funds at the corner of Loop 410 and Ray Ellison Blvd.

The sidewalk in question is a 250' segment that would run along Sun Valley from approximately the intersection of Hallie Spirit and Sun Valley along side a San Antonio Water System (SAWS) water tower facility to the end of the subdivision boundary (at the property line of 102 Shadow Valley and the SAWS facility).



The variance request contends that construction of this sidewalk would be of no practical use since the sidewalk would run behind houses and along side a fenced water tank facility. The variance further contends that there are no existing sidewalks in this area, and that it is desired to contain the pedestrian flow circulation within the subdivision. Finally, the variance request cites that not building this sidewalk would discourage vandalism at the SAWS water tank facility by encouraging pedestrians to travel elsewhere.

The attached Disability Action Office (DAO) Sidewalk Evaluation and Variance Request checklist responses (see attached report) illustrate overwhelmingly the need for a sidewalk in the area. Pedestrian generators within the area include the Johnston Library, Sun Valley Elementary School, and Valley High Church and Daycare. Furthermore, all sidewalks in the area were observed being in use.

It is unclear why this relatively short segment of sidewalk is requested for variance consideration. The reasons given do not hold up to observation. Sidewalks do exist on Sun Valley Rd. The fact that no houses front the area does not obviate the need for connecting pedestrian facilities. The SAWS water tower should not be prone to vandalism primarily because of the 12' fence and barbed wire surrounding the site. Pedestrian access to the school is critical and needs to be provided to the south entry gate.

The UDC requirements and the need to provide pedestrian connectivity within this subdivision overrides the limited use and possible vandalism arguments. The staff **does not recommend approval** of this variance request.

Sincerely;



Andrew Winter, P.E.
Senior Engineer
DSD - Construction Inspections

☒ Concur/ ☐ Nonconcur:



Sam Dent, P.E.
Chief Engineer
DSD - Engineering



City of San Antonio
Development Services
Subdivision Section

VARIANCE – TIME EXTENSION
APPLICATION

eli

Date Submitted:

Project ID Number: #040582

Project Name: Hallie Heights Subdivision - Ph- 2A

Owner/Agent: H.H. Development, L.P. Phone: (210) 308-0057 Fax: 308-8842

Address: 40 Seda Engineers' 6735 IH-10 West. Zip code: 78201

Consultant: Seda Consulting Engineers PC Phone: 308-0057 Fax: 308-8842

Address: 6735 IH-10 West, San Antonio, TX. Zip code: 78201

Email Address: Seda@satx.tx.com

BACKGROUND:

- ☐ Time Extension ☒ Sidewalk ☐ Floodplain Permit ☐ Completeness Appeal ☐ Streets or Drainage
- City Council District 4 Ferguson Map Grid 647, E-6 Zoning District R-5
- San Antonio City Limits - ☒ Yes ☐ No
- Edwards Aquifer Recharge Zone? - ☐ Yes ☒ No
- Previous/existing land fill? - ☐ Yes ☒ No
- Parkland, greenbelts, or open space? Flood plain? - ☐ Yes ☒ No

VARIANCE APPROVAL CRITERIA:

As per the UDC, the variance request letter must address the following criteria prior to submission.

- If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property; and
- The hardship relates to the applicant's land, rather than personal circumstance; and
- The hardship is unique, or nearly so, rather than one shared by many surrounding properties; and
- The hardship is not the result of the applicant's own actions; and
- The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.

FEES (please refer to the current fee schedule)

Variance Request \$ 151⁰⁰ OR Time Extension \$ _____

Print Name: SALAH DIAB Ph.D., P.E. Signature: *(Signature)*

Date: 10/21/05 ☐ Owner ☒ Agent (Checking this requires a notarized Letter of Agent.)

NOTE: Please attach this application with your submittal to the reviewing agencies. In addition, if the letter does not address the above mention criteria your variance may be subject to disapproval.



Seda Consulting Engineers, Inc.

6735 IH-10 West
San Antonio, Texas 78201

(210) 308-0057
FAX (210) 308-8842

OCTOBER 20, 2005

Mr. Rodrick Sanchez
Assistant Director
Development Services Department
City of San Antonio
1901 South Alamo
San Antonio, Texas 78204

Re. : Hallie Heights Subdivision, Phase 2 A
Plat No. 20040582

Dear Mr. Sanchez:

In accordance with Chapter 35, Section 35-483, Subdivision Variances, Unified Development Code City of San Antonio, Texas, on behalf of HLH Development, LP, the following request is being submitted for consideration by the Planning Commission.

We wish to request a waiver for sidewalks on Sun Valley, from the existing pavement to the proposed drain location to the South of the San Antonio water system water Tower, as required by Section 35-506 (d)(10) and Section 35-506 (q)(1), respectively, for the following:

- If the application complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property:

If the sidewalk requirement is complied with, the use of such sidewalk is questionable and not practical since there are no houses fronting Sun Valley Dr. in that area, and there are NO existing sidewalks on that street within the previously built subdivision. Also, the pedestrian flow circulation is contained within the inside of the proposed subdivision (see attached plan).

- The hardship related to the applicant's land, rather than personal circumstances:

It is our opinion that if the sidewalk is built in that location it will only be an invitation for vandalism and graffiti to the San Antonio water system facilities in the area.

- The hardship is unique, or nearly so, rather than shared by many surrounding properties:

Due to the approved Hallie Heights Neighborhood Plan this is a unique hardship. Sidewalks would not be consistent with the surrounding properties, since there are no existing sidewalks on the existing Sun Valley Dr.

- The hardship is not the result of the applicant's own actions:

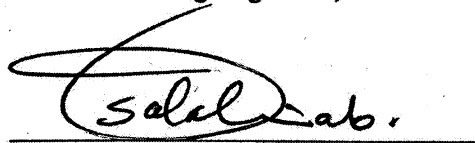
This request will discourage people (kids) from vandalizing and/or graffiti, within the San Antonio Water System. Also as you can see on the attached pedestrian circulation plan. The school to the North of our subdivision is fenced and there is no access to Sun Valley. In coordination with the school we have provided an access to the school through the subdivision, at the end of Hallie Spirit. Our plan will encourage people/kids to use the sidewalks within the subdivision and discourages them from going onto Sun Valley Dr. Where, there are no houses fronting on that street.

- The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations:

The variance submitted will not be detrimental to the public health, safety, or welfare, or injurious in other property in the area. Furthermore, the granting of this variance will not have the effect of preventing the orderly subdivision of other land in this area, but in fact will allow consistency, continuity and safety in the neighborhood.

Your review and approval of this request for a variance is greatly appreciated. Should there be any question please do not hesitate to call on us.

Respectfully,
Seda Consulting Engineers, Inc.



Salah E. Diab Ph.D., P.E.
President

cc: Harry Hausman
Randall Floyd



CITY OF SAN ANTONIO
SIDEWALK EVALUATION AND VARIANCE CHECKLIST



Subdivision name Hallie Heights Plat No. _____ Plan No. _____

Street name Sun Valley

Subdivision Case number 06-001

Pavement width Type A, B

Road Classification _____ Length of Frontage _____

The following factors were considered in determining whether to recommend the requested variance:

- 1) The topography and other physical features are suitable for the installation of sidewalks.

YES NO

If no, check:

- ☐ steep grades
☐ drainage ways
☐ other natural features/environmental constraints _____
☐ obstructions in sidewalk area/ physical barriers
☐ insufficient right-of-way
☐ other (specify) _____

☒

- 2) Pedestrian generators are located within 1/2 mile

If yes, check:

- ☒ school
☐ playground/park
☒ community center, library, civic association, or other public or quasi-public commercial/office/retail
☒ transit stop (existing or anticipated) - several on Sun Valley
☒ church
☐ other (specify) _____

☒

YES NO

- 3) Sidewalks would provide continuity/connectivity in pedestrian system ☒ ☐

If no, check:

- ☐ re-subdivision of existing platted lots
☐ no sidewalks in the area
☐ would not fill gap in existing or planned sidewalk system
☐ short isolated segment would result
☐ no transit stops in area
☐ other (specify) _____

connect to Clover St
connect to Medina Blvd
Chardon St
School

- 4) Sidewalks have been required for similarly-situated properties with similarly-timed development, within 1/2 mile radius. ☒ ☐

If no, describe: _____

- 5) Land use and density are conducive to pedestrian access. ☒ ☐

If no, explain: _____

- 6) Worn paths indicate pedestrian activity

NA. areas has been graded.

- 7) Sidewalk/roadway Capital Improvement Project is planned for construction within the next three (3) years. ☐ ☒

Project Name _____

- 8) Other: see attached report

Evaluator: M. H. H. H.
Name

PAO
Dept.

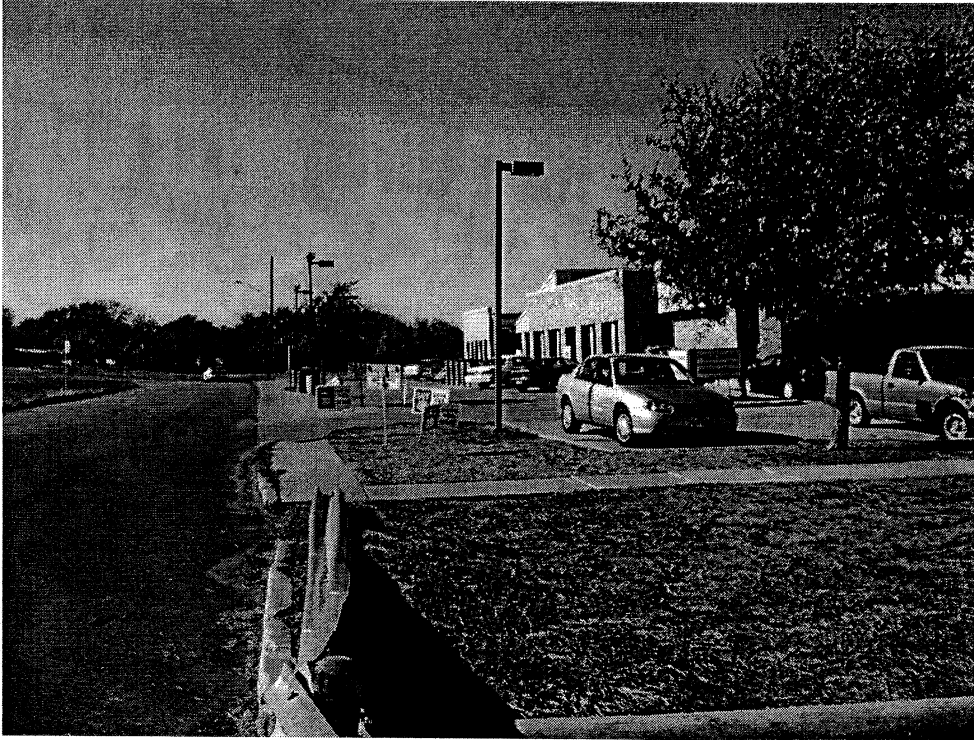
DATE: 11-3-05

NOTES: see attached

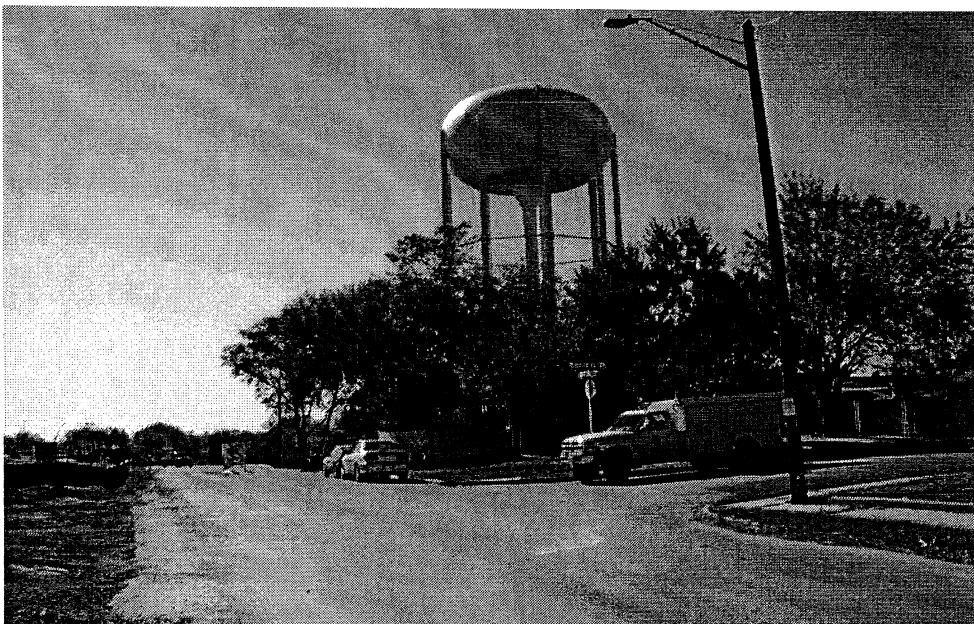
HALLIE HEIGHTS SUBDIVISION SIDEWALK VARIANCE REQUEST
NOVEMBER 8, 2005

FINDINGS AND RECOMMENDATIONS:

Page 1 of 2



Johnston Branch Library is located @ the intersection of Sun Valley and Medina Base roads. A sidewalk runs along the site up Sun Valley rd. on both sides of the road until Meadow Valley, but continues on eastside of street. The sidewalk starts again on the west side at the Paradise Valley intersection. The limits of the approximately 200 ft. section subject to variance consideration is shown in the following two photographs.

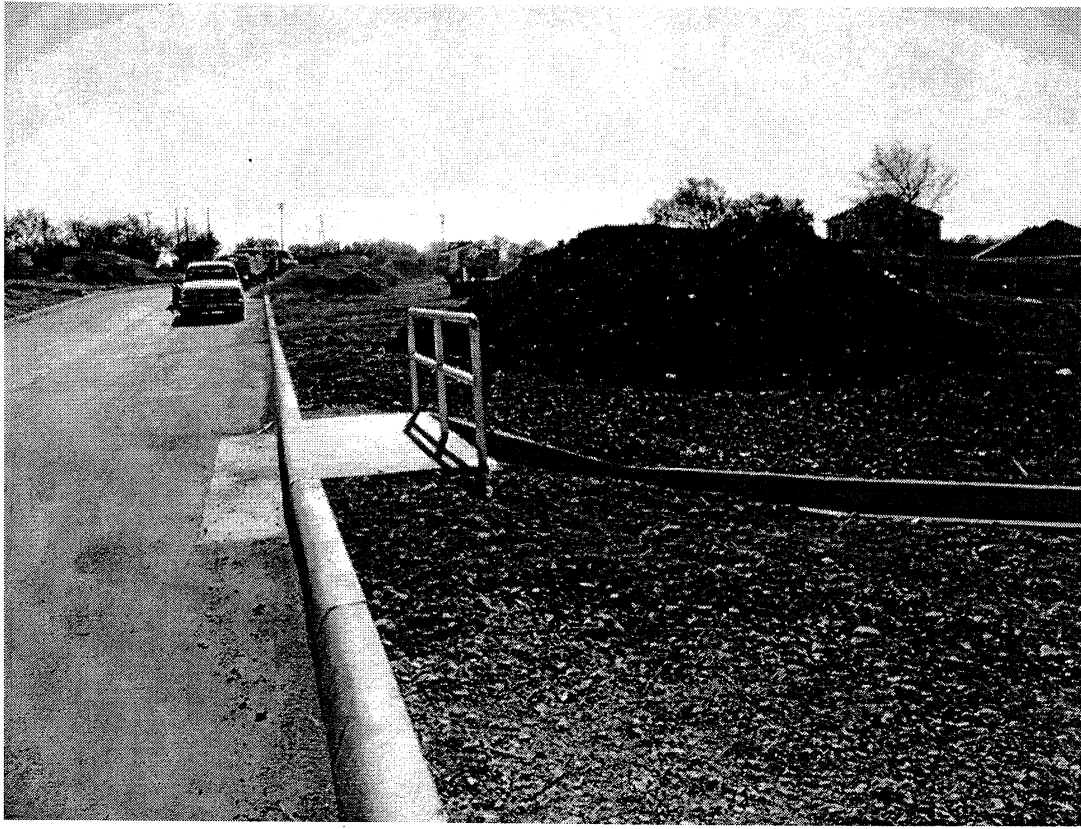


HALLIE HEIGHTS SUBDIVISION SIDEWALK VARIANCE REQUEST

NOVEMBER 8, 2005

FINDINGS AND RECOMMENDATIONS:

Page 2 of 2



RECOMMENDATIONS:

The attached Sidewalk Evaluation and Variance Request Checklist responses illustrate overwhelmingly the need for sidewalks in the area. Pedestrian generators within the area include the Johnston Library, Sun Valley Elementary School, and Valley High Church and Daycare. All sidewalks in the area need improvements and were observed being used.

Sun Valley dead-ends in a cull- de-sac near Covell Rd. Pedestrian access to Covell Rd. needs to be created in this area following the drainage ditch. As this is the southern boundary of the site, sidewalks are also required on Covell Rd.

It is unclear why this relatively short segment of sidewalk is requested for variance consideration. The reasons given do not hold up to observation. Sidewalks do exist on Sun Valley Rd. The fact that no houses front the area does not obviate the need for connecting pedestrian facilities. The SAWS water tower is not prone to vandalism primarily because of the 12 foot fence and barbed wire surrounding the site. Pedestrian access to the school is critical and needs to be provided to the south entry gate.

PLANNING COMMISSION
BUILDING PERMIT VARIANCE REQUEST
AGENDA ITEM NO: 23 December 14, 2004

REGENT CARE

#BPV 06-002

COUNCIL DISTRICT: 10

FERGUSON MAP GRID: 584 A-1

OWNER: Regent Care Texas Health Center, by Shanles Milos

ENGINEER: Macina, Bose, Copeland & Assoc., by Sam Bledsoe

CASE MANAGER: Elizabeth Carol, Senior Administrative Assistance

Location: At the northwest corner of Oakwell Farms and Laurens Lane

Proposed Use: Assisted Living Facility

APPLICANT'S REQUEST:

The applicant has requested a variance to the sidewalk requirement along Laurens Lane and Oakwell Farms Parkway in conjunction with the building permit process.

DISCUSSION:

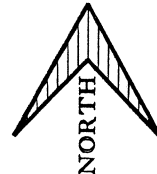
The Engineering Division of Development Services and the Disability Access Office with Public Works has responded to the variance request as indicated in their attached report and objects to the granting of the variance.

STAFF RECOMMENDATION:

The Director of Development Services recommends **denial** of the requires for the following reasons:

1. The applicant's request does not meet the sidewalk exception and doesn't demonstrate a unique hardship.
2. Existing residential development and public amenities to include a City library, which is located near the northeast corner of Harry Wurzbach and Oakwell Farms Parkway and warrant the construction of sidewalks

3. The existing population in the area, including the elderly, uses the sidewalks for exercise and communiting to the bus stops.
4. As indicated in the response, there are bus stops and indication of pedestrian traffic along Oakewell Farms Parkway, near Harry Wurzbach



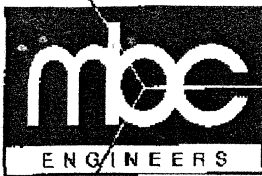
SCALE: 1"=700'



1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122
FAX (210) 545-9302

EXHIBIT FOR
SIDEWALK VARIANCE REQUEST
REGENT CARE ADDITION
AP No. 1065864

DESIGN S.B.B.
DRAWN J.J.R.
CHECKED
DATE OCT. 13, 2005
JOB NO. 18936
SHT. 1 of 1



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LANDSURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
www.mbcengineers.com

September 12, 2005

Mr. Roderick Sanchez, AICP
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

Re: Regent Care Addition, A.P. No. 1065864

Dear Mr. Sanchez,

On behalf of our client, Regent Health Care, we are requesting that the City of San Antonio grant us a variance to the required installation of sidewalks on existing adjacent streets, as prescribed in Section 35-506.q.5.A of the City's Unified Development Code (UDC).

- The reasonable use of the property is not an issue here. There is an existing 3-foot wide sidewalk along Laurens Lane and Oakwell Farms Parkway adjacent to this project. To convert these sidewalks to 6 foot wide walks to comply with the new UDC would require the removal of numerous 6" to 10" red oak trees that have been planted in the existing 9-foot parkway.
- The hardship applies to the applicant's land rather than personal circumstances. This situation was created by the differences between previous regulations and the requirements of the current UDC. When this subdivision was originally built, 3 foot wide sidewalks were allowed, and the remaining parkway was planted with ground cover and oak trees. With today's UDC, the requirement 6 foot sidewalks would leave only 3 feet in the parkway for landscaping, which would probably preclude the planting of large trees.
- The hardship is unique, rather than one shared by many surrounding properties. This is especially unique to areas which were developed under a prior UDC which now conflicts with the current UDC.
- The hardship is not the result of the applicant's own actions. As previously stated, this is a situation involving conflicts between a previous standard and the current UDC.
- The granting of this variance will not be injurious to other property owners and will not prevent the orderly subdivision of other property in the area in accordance with these regulations. The granting of the variance will allow the existing 3 foot sidewalk to remain in place and continue serving the area as it has been doing for the last twenty years. It will allow the red oak trees in the existing to remain without sustaining damage or removal for the sake of a wider sidewalk.

P:\1473\18936-LaurensAddition\Letters\Sanchez 091205.doc

ROBERT A. COPELAND, P.E. ■ ROBERT A. LIESMAN, P.E. ■ SAMUEL B. BLEDSOE, III, P.E.
DAVID L. ALLEN, P.E. ■ ROBERT A. COPELAND, JR., P.E.

Any consideration and approval you may wish to extend will be appreciated. The required payment of \$151.00 for this request is attached. If you have any questions or need anything else, please let me know.

Very Truly Yours,

MACINA • BOSE • COPELAND AND ASSOCIATES, INC.



SAMUEL B. BLEDSOE, P.E.

18936-1473

SBB/mns

CITY OF SAN ANTONIO
Development Services Department

Interdepartmental Correspondence Sheet

TO: Planning Commission through Director of Development Services

FROM: Development Services Department - Construction Inspections

COPIES TO: Correspondence File

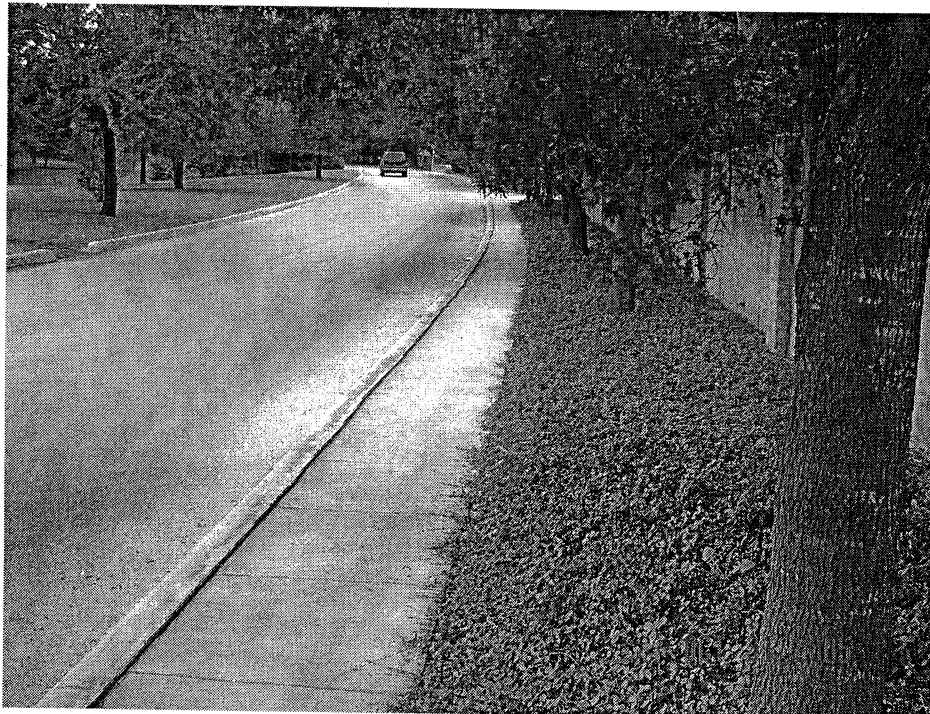
SUBJECT: Regent Care Addition Sidewalk Variance Request

DATE: Nov 14, 2005

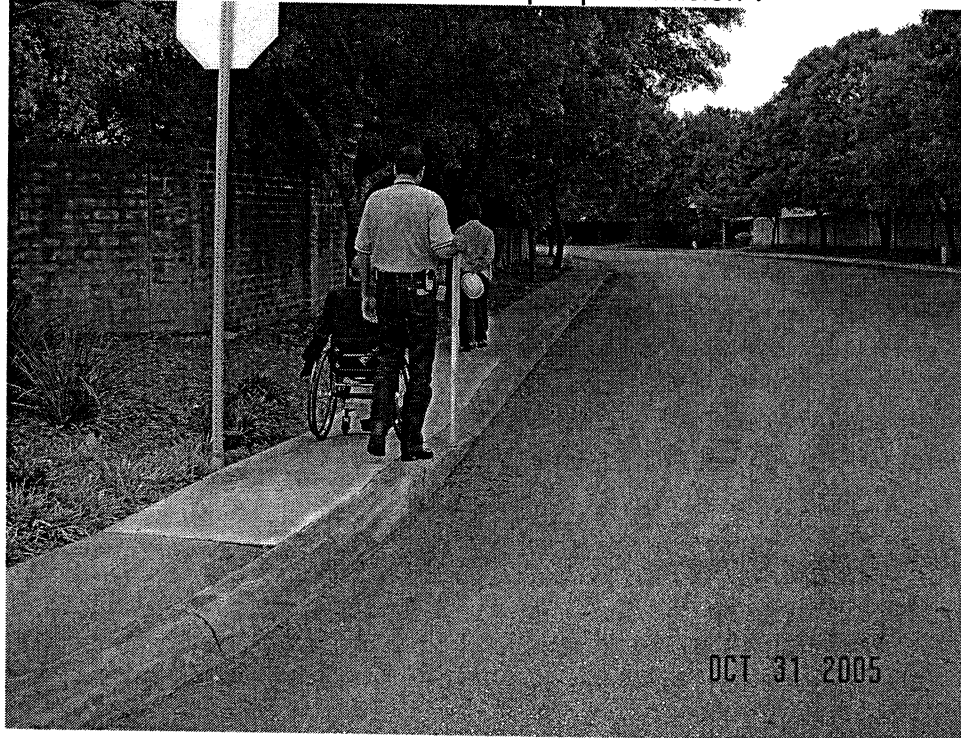
The Development Services Department - Construction Inspections received and reviewed a variance request dated September 12, 2005 from MBC Engineers representing the Regent Care Addition, A.P. No. 1065864, expansion project wherein a request for a variance to the Unified Development Code (UDC), Section 35-506(q)(5)(A) is made. More specifically, the engineer is requesting that the City waive the requirement to upgrade the existing 3' sidewalks to ADA compliant 6' sidewalks at back of curb or 4' with planting strip.

Response to Section 35-506(q)(5)(A) Variance: This property consists of an assisted living facility, parking lot, and overgrown vacant area where the expansion is planned. The sidewalks in question are along the side and in front of the property along Laurens Lane (60' ROW) and Oakwell Farms Parkway (120' to 230' ROW).

There is an existing 20 year old 3-foot wide sidewalk along Laurens Lane and Oakwell Farms Parkway adjacent to this project. This existing 3-foot sidewalk is not ADA/UDC compliant in width or cross-slope and is separated from the curb creating tripping hazards.



Additionally, passing along this sidewalk is impossible and because it is set on the curb pedestrians must go into the street to avoid a "people collision".



This sidewalk would need to be removed and rebuilt to bring it up to current ADA standards. The reconstruction of this 3' sidewalk would require the removal of and/or damage to numerous existing trees.

Both the Parkway and Laurens Lane generate a great deal of fast moving vehicle traffic. The Parkway is the only ingress-egress to Oakwell Farms Gated Community. Numerous apartment complexes also line the Parkway. This densely populated area has many pedestrians using the sidewalks as exercise and commute paths to the bus stops on Harry Wurzbach. The area was a beautifully planned community 25 years ago and in many ways is still a model. However, 25 years of growth in the area, now require an updated pedestrian network to accommodate that growth.

Regent Care serves an aged population, many of them using wheelchairs or walkers and requiring assistance. The existing 3-foot sidewalks surrounding the facility are not usable to this population that would so greatly benefit from a compliant walkway. The 9-foot ROW on the Parkway side has red oaks spaced approximately 27 ft. apart. All of these trees are in good condition. A similar situation exists on Laurens Way, however, the trees on that side are not consistent in their condition. On Laurens Lane, several (5 or 6) trees have been identified for removal because of their condition. A compliant sidewalk can be "woven" into the existing 9 ft ROW on that side of the site.

Also, it is required that if the property abutting the ROW is owned by Regent Care, a connecting accessible path from the facility to the public sidewalk should be provided.

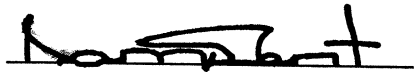
Therefore, DSD – Construction Inspections and the San Antonio Disability Access Office (see attached email) **do not recommend** approval of this variance.

Sincerely;



Andrew Winter, P.E.
Senior Engineer
DSD - Construction Inspections

☒ Concur/ Nonconcur:



Sam Dent, P.E.
Chief Engineer
DSD - Engineering

Hern 24

City of San Antonio Planning Department

Plan Amendment Recommendation

Plan Amendment Application Case No.: 05015

Applicant: Civil Engineering Consultants

Owner: Henry Daugherty, Jr.

Neighborhood/Community/Perimeter Plan: Northwest Community Plan

The applicant requests an amendment to the Land Use Plan from Low Density Residential land use to Community Commercial and Parks land uses, Neighborhood Commercial land use to Community Commercial and Regional Commercial land uses, and Community Commercial to Regional Commercial land use.

☒ Plan Amendment Map – Attachment 1

City Council District: 7

City Council Meeting Date: **January 12, 2006**

Land Use Analysis:

Property Location: Northwest corner of Grissom Road and Heath Road

Acreage: 23

Current Land Use of site: Vacant

☒ Digital Ortho Image – Attachment 2

Adjacent Land Uses:

N: Single Family Residential

E: Vacant commercial building, vacant properties, and a building with unknown use (listed as new ownership and old office use).

- Timberhill Drive and Grissom Road: Commercial node with several automotive related business, Citgo, Corner Store, various community commercial use and two storage facilities.

S: All Industrial: Great Northwest Recycling, Ready Mix Concrete, United Rentals

W: Indoor and outdoor storage, SAWS water tower, and Sunbelt Mill Supply, Inc.

- Timber Path and Grissom Road: Commercial node approximately 1½ miles from the subject properties with a few restaurants, retail, nightclub and some vacant commercial sites.
- Tezel Road and Grissom Road: Regional commercial node approximately 2 miles from the subject properties sustaining HEB Grocery along with various commercial uses at all four corners of the intersection.

Proposed Land Use/Development: The applicant is proposing to develop approximately 27 total acres of approximately 35 acres total and donate 7½ acres of the total to the Misty Oaks HOA for park use. Due to the proposed rezoning of property only 23 acres out of the 35 would require a Plan Amendment. The applicant is proposing retail sites along Grissom Road and Heath Road. The interior of the property is proposed for a covered and uncovered RV Storage area. The northern 7½ acres is set for donation as an HOA park expansion.

Comments on impact to current and future land uses adjacent to site:

Currently the Plan calls for the subject properties to be Low Density Residential, Neighborhood Commercial, and Community Commercial land uses.

The Plan defines Low Density Residential land use as single-family residential development on individual lots. Parks land use includes public and private land uses that encourage outdoor passive or active recreation. Examples include City pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations. The subject areas identified by Low Density Residential are currently vacant with no connectivity to the adjacent neighborhoods. The existing Misty Oaks HOA community park abuts the subject area to the west and buffers the properties to the HOA. The applicant is proposing a change to the northern portion of property to a Parks land use designation, while changing the remaining Low Density Residential designation to Community Commercial land use. In doing so, the Parks designation would serve as an additional buffer to the surrounding community from any commercial development.

The central portion of subject properties are designated Community Commercial and Neighborhood Commercial land uses. Community Commercial land use provides for offices, professional services, and retail uses of moderate intensity and impact. Examples of uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store. Neighborhood Commercial includes less intense commercial uses with low impact convenience, retail, or service functions. Examples of uses include convenience store, small insurance or medical office, bakery, small restaurant, bookstore, antique shop, copy service, or small, neighborhood sized grocery stores. The Plan states, "Community Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential". Since this site is situated between both an arterial and a low density residential it is consistent with the Plan.

The southern portion of approximately 7½ acres of property abutting Grissom Road is currently listed as both Community Commercial and Neighborhood Commercial land uses. The applicant is requesting a change to

City of San Antonio Planning Department

Plan Amendment Recommendation

Regional Commercial land use. Regional Commercial provides for offices, professional services, and retail uses that draw on the customer base of a region. Examples of uses include "big box" retail and retail "power centers", shopping malls, movie theaters, bars or taverns, automotive related businesses, and medical or office complexes that are mid- to high-rise. Regional Commercial uses are typically located at nodes formed by highways and major arterials, or two major arterials, and are usually 20 acres or greater in size. The location and types of uses would not be appropriate at this location, since Heath Road functions as a collector. The Northwest Community Land Use Plan calls for Regional Commercial land use to be located at Culebra Road and Loop 1604, and Bandera Road and Loop 1604.

Per information received from the Environmental Services Department "this area is noted as a landfill in the City landfill directory map". Due to the findings environmental remediation will be required before development can occur on this property.

☐ Minimal Impact ☒ Impact can be mitigated ☐ Significant Impact - Incompatible Land Use

Transportation/Infrastructure Analysis:

Major Thoroughfare Plan Designations: Grissom Road is a five lane "Secondary Arterial Type A" with 86' ROW. Other streets: Heath Road is approximately 30' in width and per the Public Works Department ROW data functions as a collector.

Comments:

Per Development Services Traffic Engineering; "Grissom Road at current traffic levels is not at capacity and will handle the proposed traffic from the development". Mitigation would take place within the permitting phase of development and would require the following stipulations per Development Services: "The eastern proposed driveway on Grissom closest to Heath Road (Phase-III driveway) would not be allowed since it is too close to the intersection. A right turn deceleration lane would be required to be installed on Grissom into the Phase-I driveway."

☐ Minimal Impact ☒ Impact can be mitigated ☐ Significant Impact to Transportation Capacity

Community Facilities Analysis:

Nearby Public Facilities:

N: Elrod Elementary School approximately 1 ½ miles along Heath Road

E: Northside ISD Offices approximately ¾ mile along Grissom Road

W: 22 ½ acre Cathedral Rock Park approximately ¾ mile along Grissom Road and Myers Elementary School approximately 1 1/3 miles at Old Grissom Road and Culebra Road.

Comments:

The introduction of Regional Commercial uses, such as auto repair, auto sales and storage facilities at this location would be to the detriment to the substantial public investment in new public parks in this area including Cathedral Rock Park which just opened and the next phase of the Leon Creek Greenway which is currently under development.

☐ Minimal Impact ☐ Impact can be mitigated ☒ Significant Impact to Community Facilities Capacity

Staff Recommendation:

☐ Supports ☐ Recommends Denial ☒ Alternate Recommendation:

Staff recommends approval of the changes from Low Density Residential land use to Community Commercial and Parks land uses, and Neighborhood Commercial to Community Commercial land use, but denial of the request from Community Commercial and Neighborhood Commercial land uses to Regional Commercial land use. Staff however recommends an alternative change from Neighborhood Commercial land use along Grissom road to Community Commercial land use.

Planning Commission Recommendation:

Meeting & Public Hearing Date: December 14, 2005

☐ Supports ☐ Recommends Denial ☐ Resolution Attached

Newspaper Publication Date of Public Hearing: 11/28/2005

No. Notices mailed 10 days prior to Public Hearing: 117

Registered Neighborhood Association(s) Notified: Braun's Farm HOA, Braun Hollow HOA, Braun Station East Community Imp. Assn., Inc., Braun Station West Community Imp. Assn., Great Northwest Community Imp.

City of San Antonio Planning Department Plan Amendment Recommendation

Assn., Inc., Guilbeau Park Owners Assn., Hidden Meadow Community, Misty Oaks HOA, New Territories HOA, Northchase HOA, Northwest Crossings HOA, Northwest Park HOA, The Crossing at Quail Creek, Quail Creek NA, Saddlebrook, Silverbrook Assn, Stonefield Assn, and Wildwood West NA

Comments: To date there have been no responses to the notice.

Zoning Commission Supplemental Information:

Current zoning district: O-2 and C-2

Proposed zoning district: C-2NA and C-3

Zoning Commission Public Hearing Date: 12/20/2005

☐ Supports

☐ Recommends Denial

Planning Department Staff:

Emil R. Moncivais, AICP, AIA

Planning Director

Nina Nixon-Mendez, AICP

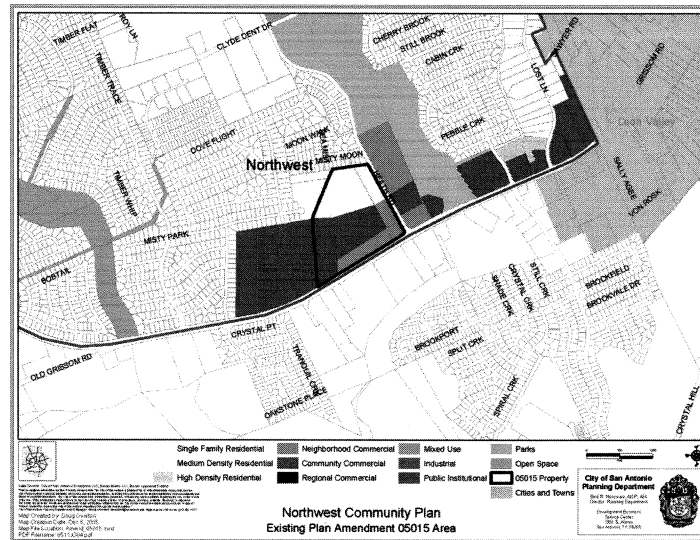
Planning Manager

Case Manager: Zenon F. Solis

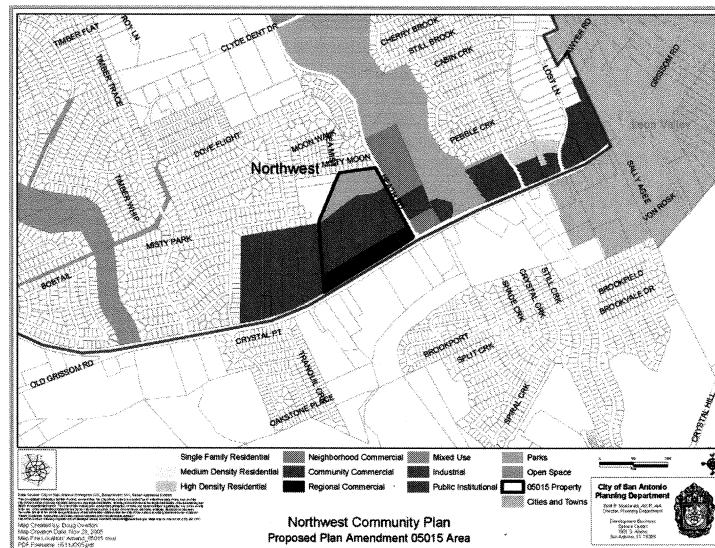
Planner II

Phone No.: 207-7816

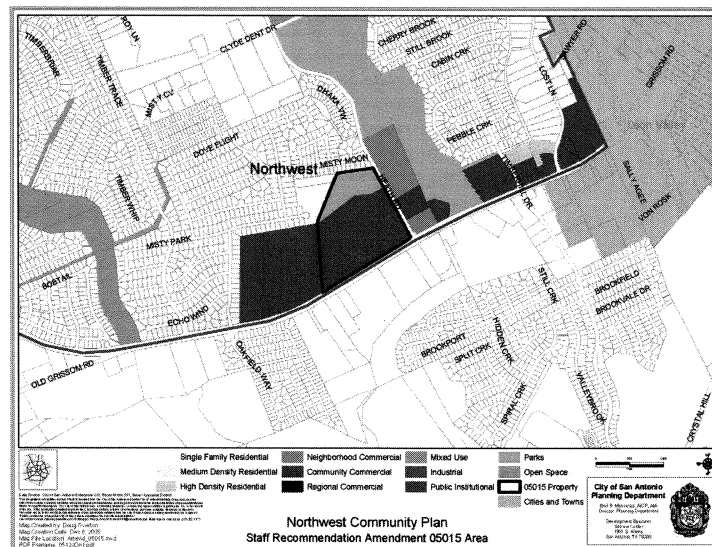
Land Use Plan as adopted:



Proposed Amendment:



Staff Recommendation:





RESOLUTION NO.

RECOMMENDING TO APPROVE / DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTHWEST COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL LAND USE TO COMMUNITY COMMERCIAL AND PARKS LAND USES, NEIGHBORHOOD COMMERCIAL LAND USE TO COMMUNITY COMMERCIAL LAND USE, AND NEIGHBORHOOD COMMERCIAL AND COMMUNITY COMMERCIAL LAND USES TO REGIONAL COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 23-ACRES LOCATED AT THE NORTHWEST CORNER OF HEATH ROAD AND GRISSOM ROAD, MORE SPECIFICALLY DESCRIBED BY LEGAL DESCRIPTIONS NCB 15005 BLK LOT P-226, NCB 15005 BLK LOT P-227, NCB 15005 BLK LOT P-228, NCB 18670 BLK LOT 3 FORCED TO PLAT SUB'D UT-4, AND NCB 15005 BLK LOT P-228B NON-ADJACENT REMAINS.

WHEREAS, City Council approved the Northwest Community Plan as an addendum to the Master Plan on May 27, 2004; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on December 14, 2005 and **APPROVED / DENIED** the amendment on December 14; and

WHEREAS, the San Antonio Planning Commission made a finding that _____
_____; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT / INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The amendment to the Northwest Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL / DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 14th DAY OF DECEMBER 2005.

Approved:

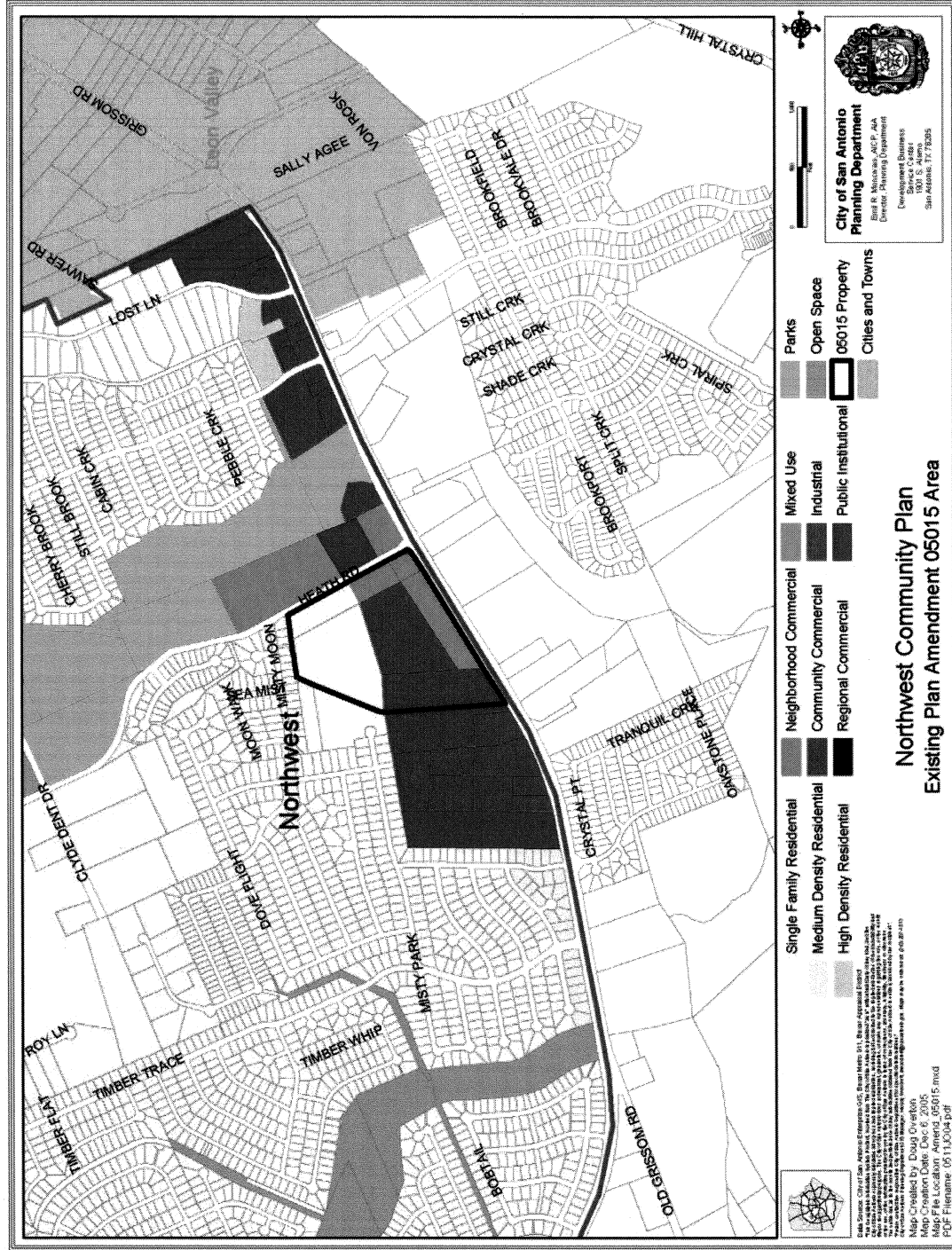
Attest:

James Darryl Byrd , Chairperson
San Antonio Planning Commission

Executive Secretary
San Antonio Planning Commission

ATTACHMENT I

Land Use Plan as adopted:



Northwest Community Plan
Proposed Plan Amendment 05015 Area

Legend:

- Single Family Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Mixed Use
- Industrial
- Public Institutional
- Parks
- Open Space
- 05015 Property
- Cities and Towns

City of San Antonio Planning Department
 David R. Morales, AICP, AIA
 Director, Planning Department
 Economic Development
 Planning
 San Antonio, TX 78205

Map Created by Doug Overton
 Map Creation Date Nov 29, 2006
 File Location: 05015.mxd
 PDF File Name: 05015.pdf

RESOLUTION NO.

RECOMMENDING TO APPROVE / DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTHWEST COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL LAND USE TO COMMUNITY COMMERCIAL AND PARKS LAND USES, AND NEIGHBORHOOD COMMERCIAL LAND USE TO COMMUNITY COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 23-ACRES LOCATED AT THE NORTHWEST CORNER OF HEATH ROAD AND GRISSOM ROAD, MORE SPECIFICALLY DESCRIBED BY LEGAL DESCRIPTIONS NCB 15005 BLK LOT P-226, NCB 15005 BLK LOT P-227, NCB 15005 BLK LOT P-228, NCB 18670 BLK LOT 3 FORCED TO PLAT SUB'D UT-4, AND NCB 15005 BLK LOT P-228B NON-ADJACENT REMAINS.

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Approved:

Attest:

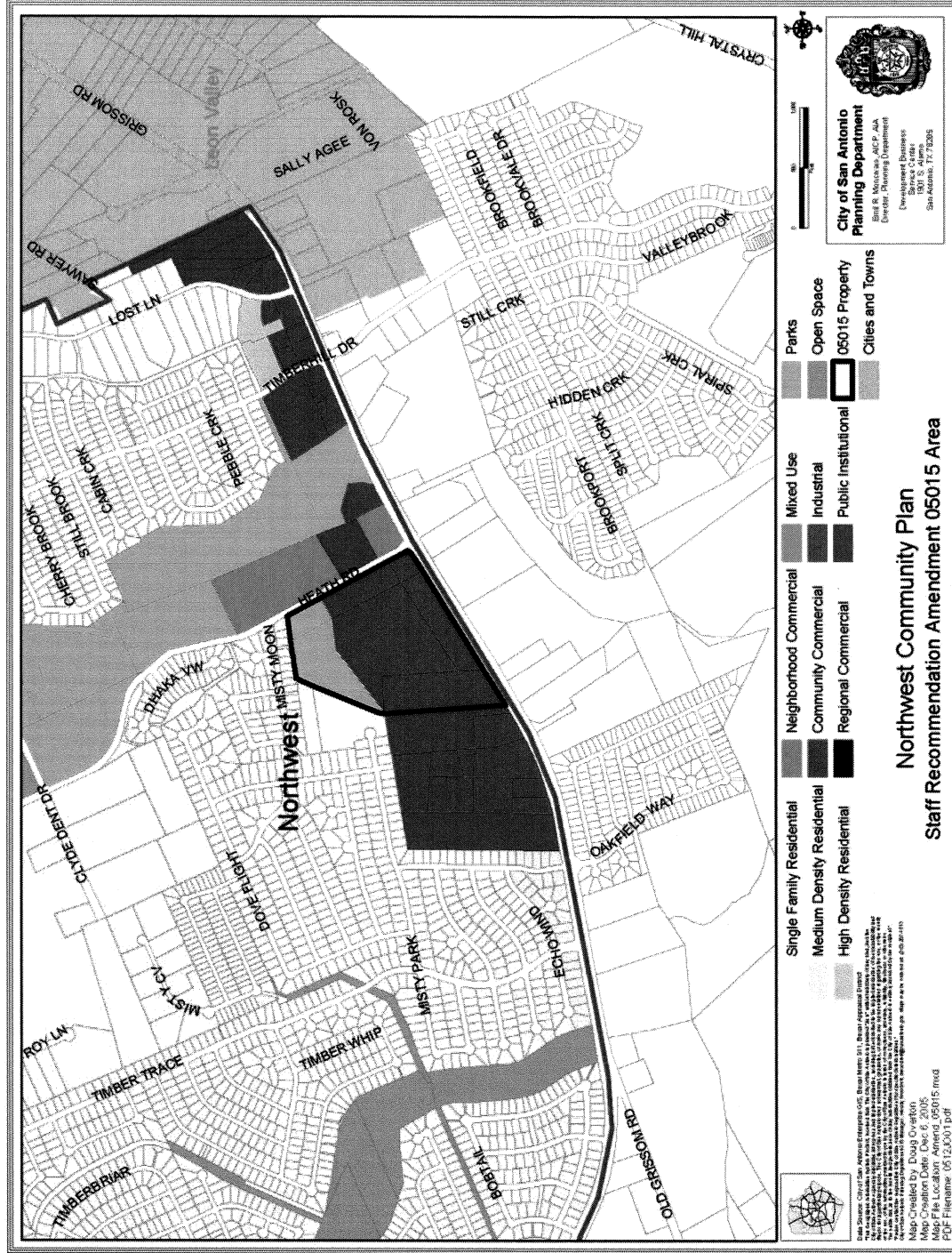
James Darryl Byrd, Chairperson
San Antonio Planning Commission

Executive Secretary
San Antonio Planning Commission

[illegible]

ATTACHMENT II

Staff Recommendation:



CITY OF SAN ANTONIO Individual Consideration**DEPARTMENT OF ASSET MANAGEMENT
INTERDEPARTMENTAL CORRESPONDENCE**

TO: Planning Commission
FROM: Rebecca Waldman, Director, Department of Asset Management
COPIES: Erik J. Walsh, Assistant to the City Manager
Shawn P. Eddy, Special Projects Manager, Property Disposition; file
DATE: Monday, November 28, 2005
SUBJECT: S.P. No. 1198 - Request to close, vacate and abandon an improved portion of W. Laurel Ave., located between Interstate Highway 10 and Union Pacific railroad tracks, and NCB's 1019 and 1020.

PETITIONER: City of San Antonio, Department of Public Works
Razi Hosseini, P.E., R.P.L.S., Assistant. City Engineer
114 W. Commerce St.
San Antonio, Texas 78205

Staff is requesting that this item be placed on the Planning Commission agenda for individual consideration and a Public Hearing at the Planning Commission meeting on 12/14/05.

BACKGROUND


The City of San Antonio is initiating the closure, vacation and abandonment of an improved portion of W. Laurel Street between Interstate Highway 10 and Union Pacific railroad tracks located in Council District 1, as shown on attached Exhibit "A". The proposed closure would result in a benefit to the City by eliminating an unnecessary railroad crossing which has been deemed a hazard to public safety. The single abutting property owner will incorporate the proposed Right of Way closure with his adjoining properties in a future plat.

COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, this request has been canvassed through interested City departments, utilities and applicable agencies. A Canvassing Checklist and an executed Letter of Agreement by which the single abutting property owner agrees with all conditions imposed through this canvassing is attached for your review.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.


Rebecca Waldman, Director
Department of Asset Management

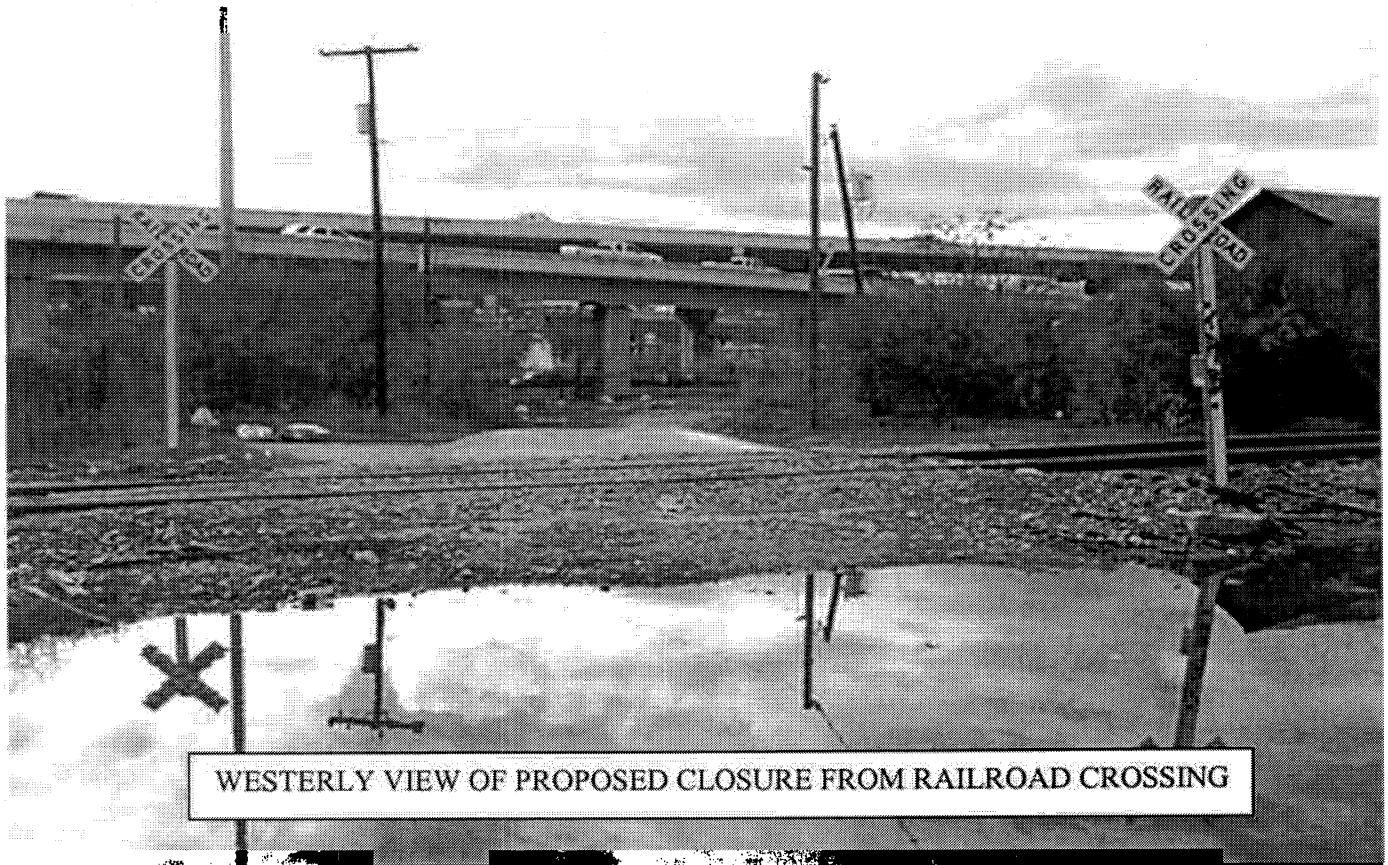
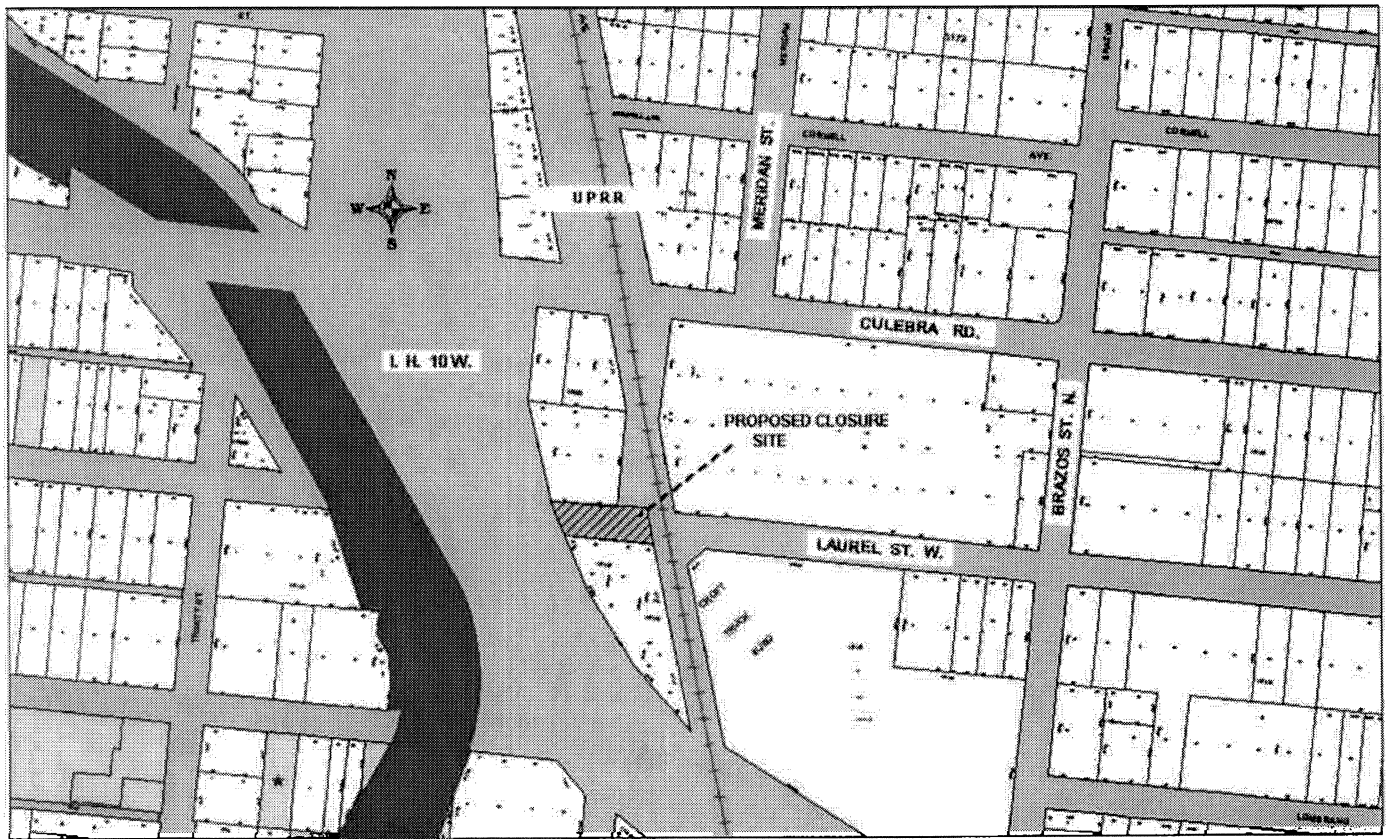
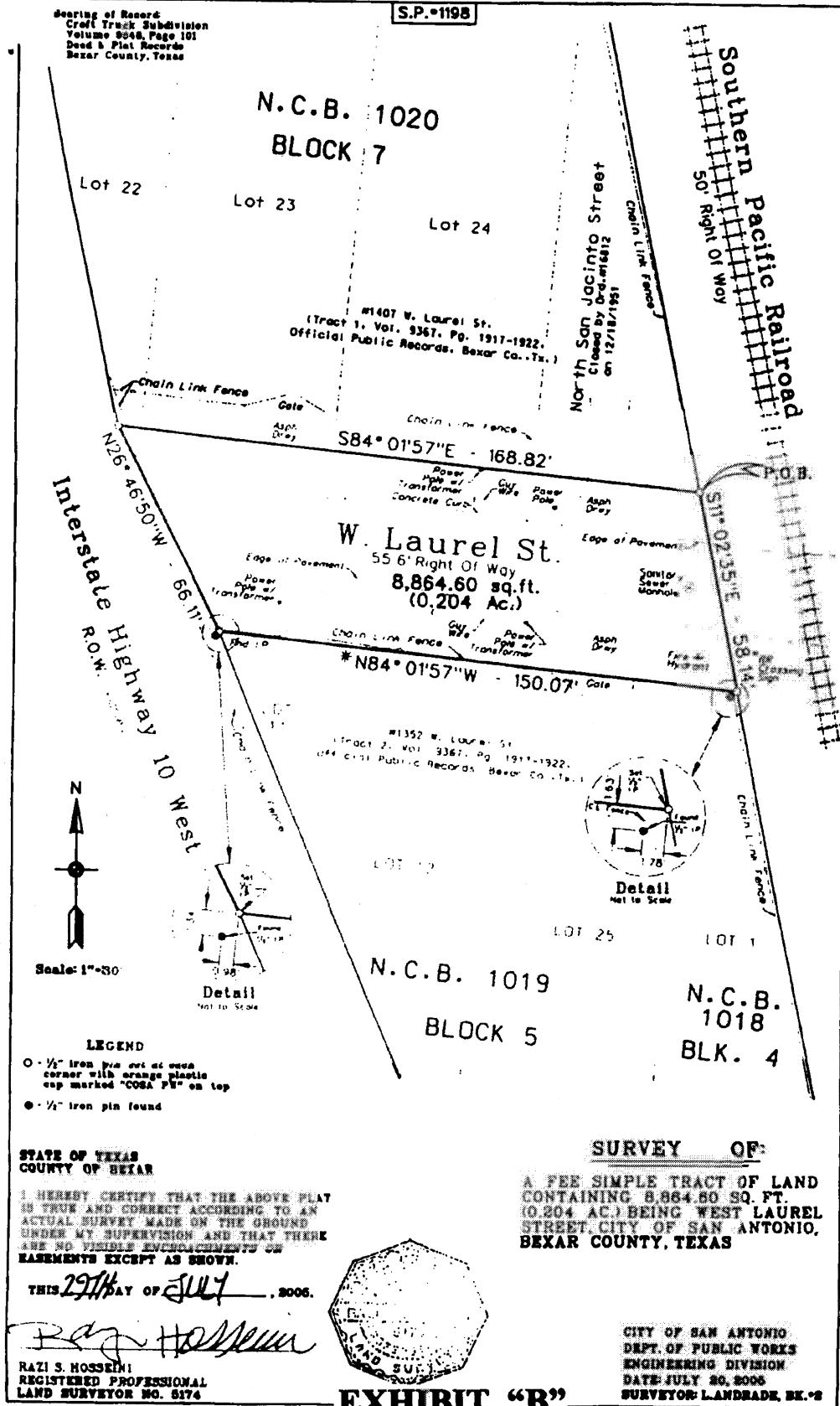


EXHIBIT "A"

Sealing of Record
Crest Truck Subdivision
Volume 8548, Page 101
Deed & Plat Records
Bexar County, Texas

S.P. 1198



S.P. #1198
FEE SIMPLE

Field notes for a Fee Simple tract of land containing 8,864.60 square feet (0.204 Acres) being West Laurel Street, from the Southern Pacific Railroad to Interstate Highway 10 West, located between Block 7, N.C.B. 1020 and Block 5, N.C.B. 1019, City of San Antonio, Bexar County, Texas as recorded in the City Engineer's Office of the City of San Antonio, Bexar County, Texas and being more particularly described by metes and bounds as surveyed as follows:

BEGINNING: at a 1/2" iron pin set at the point of intersection of the north right-of-way line of West Laurel Street with the west right-of-way line of the Southern Pacific Railroad, said point also being the southeast corner of that portion of North San Jacinto Street closed by Ordinance #16812, as recorded in the City Clerk's Office of the City of San Antonio and also recorded in Volume 3119, Pages 334-335 of the Deed Records of Bexar County, Texas, said point also being the southeast corner of Tract 1 as recorded in Volume 9367, Pages 1917-1922 of the Official Public Records of Bexar County, Texas for the northeast corner of this tract;

THENCE: S 11°02'35" E with the west right-of-way line of the Southern Pacific Railroad and crossing West Laurel Street, a distance of 58.14 feet to a 1/2" iron pin set at the point of intersection with the south right-of-way line of West Laurel Street, said point also being the northeast corner of the remaining portion of Lot 1, Block 4, N.C.B. 1018 and also being the northeast corner of Tract 2 as recorded in Volume 9367, Pages 1917-1922 of the Official Public Records of Bexar County, Texas for the southeast corner of this tract;

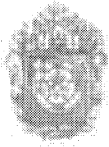
THENCE: N 84°01'57" W with the south right-of-way line West Laurel Street and the north boundary line of Lot 1, Block 4, N.C.B. 1018 and Lot 25, Lot 12 and Lot 11, Block 5, N.C.B. 1019 also being with the north boundary line of Tract 2, a distance of 150.07 feet to a 1/2" iron pin set at the point of intersection with the east right-of-way line of Interstate Highway 10 West for the southwest corner of this tract;

THENCE: N 26°46'50" W with the east right-of-way line of Interstate Highway 10 West, a distance of 66.11 feet to a 1/2" iron pin set at the point of intersection with the north right-of-way line of West Laurel Street, said point also being the southwest corner of the remaining portion of Lot 22, Block 7, N.C.B. 1020 for the northwest corner of this tract;

THENCE: S 84°01'57" E with the north right-of-way line of West Laurel Street and with the south boundary line of Lot 22, Lot 23 and Lot 24 Block 7, N.C.B. 1020 and that portion of North San Jacinto Street closed by Ordinance #16812 a distance of 168.82 feet to the POINT OF BEGINNING for this Fee Simple tract of land containing 8,864.60 square feet (0.204 Acres), more or less.

7/22/05

EXHIBIT "B"



CITY OF SAN ANTONIO

DEPARTMENT OF ASSET MANAGEMENT
P.O. BOX 839966 SAN ANTONIO, TEXAS 78283-3966
TEL. 210-207-4032 FAX 210-207-7888

October 21, 2005

Mr. Kan Martin
1251 W. Lynwood Ave.
San Antonio, Texas 78201-5265

Re: S. P. No. 1198-Request to close, vacate and abandon a portion of W. Laurel Ave., between I.H. 10 and UPRR, and NCB's 1019 and 1020

Dear Mr. Martin:

With reference to the captioned project, please be advised that the City of San Antonio has now completed the canvassing process and will recommend approval of this request subject to the following conditions:

PLANNING DEPARTMENT:

"Midtown Neighborhood Plan designated parcels as light industrial. It is recommended that I. H. 10 be landscaped (P.A.-34) in the Plan. Suggest landscape treatment at the site."

SAN ANTONIO WATER SYSTEM:

"Petitioner must agree to reserve a perpetual easement for all existing water and/or sewer facilities and agrees to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with San Antonio Water System and at the sole expense of the petitioner."

CITY PUBLIC SERVICE ENERGY:

"CPS must retain access to expressway lighting poles, meters and signs. Closure is possible with gate having CPS lock for maintenance of CPS overhead facilities. Retain easement for existing electric facilities."

DEPARTMENT OF ASSET MANAGEMENT:

- The closure, vacation and abandonment of this Public Right of Way will be authorized by a City Ordinance.
- Petitioner asserts that all evidence of ownership of all property abutting the public right of way proposed to be closed, vacated and abandoned by the City of San Antonio is true and correct.

- The petitioner acknowledges that this property will be accepted in its "as is" condition. Petitioner agrees to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the public right of way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility and at the sole expense of the petitioner.

This Letter of Conditions is being offered by City of San Antonio only to the petitioner named above and will expire thirty (30) days after date of issuance unless a specific extension is requested by the petitioner and granted by the City.

If you concur with the above mentioned conditions please countersign this letter in the space provided below and return to the undersigned. Upon receipt of this executed Letter of Agreement and the completed Discretionary Contracts Disclosure Statement we will continue processing your request.

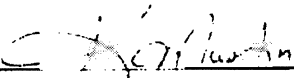
Sincerely,



Shawn P. Eddy
Facilities Manager

AGREED AS TO TERMS AND CONDITIONS:

Petitioner: Mr. Kan Martin

By: 

Print Name: KAN MARTIN

OLSON
Title: _____

10/26/15
Date: _____

Canvassing Checklist

SPNo 1198

Request: The City of San Antonio is initiating the closure, vacation and abandonment of an improved portion of W. Laurel Street between Interstate Highway 10 and Union Pacific railroad tracks located in Council District 1, as shown on attached Exhibit "A". The proposed closure would result in a benefit to the City by the elimination of an unnecessary railroad crossing which has been deemed a hazard to public safety. The single abutting property owner will receive the proposed Right of Way closure and incorporate it into its adjoining properties by platting.

	Included in Canvassing	Out Date	In Date	Uncond. Approval	Conditional Approval	Denial
Planning Department	<input checked="" type="checkbox"/>	6/28/2005	8/30/2005	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PublicWorks	<input checked="" type="checkbox"/>	6/28/2005	9/23/2005	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Development Services	<input checked="" type="checkbox"/>	6/28/2005	9/9/2005	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police Department	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Department	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neighborhood Action (NAD)	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
City Public Service	<input checked="" type="checkbox"/>	6/28/2005	7/25/2005	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
S.A. Water System (SAWS)	<input checked="" type="checkbox"/>	6/28/2005	7/12/2005	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TXDOT	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
S.A. River Authority (SARA)	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VIA Metropolitan	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environmental Services	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Agency	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neighborhood Association	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Canvassing Comments

P/C AGENDA FOR December 14, 2005

Item Number	Plat Name	Company	Owner Information
5A & 6	The Summit at Canyon Springs PUD Plan	S.A. Springs, L.P.	John Cook
5B & 7	Lime Stone Ranch PUD Plan	Green Land Ventures	Dana Green
5C & 8	Stonewall Estates PUD Plan	HM Stonewall Estates, Ltd.	
5D & 9	Hotchkiss Office Park PUD Plan	Equitas Investment, Inc.	Christopher A. Hotchkiss
5E & 10	Hotchkiss Office Park PUD		Lyle Hotchkiss
5F & 11	Coliseum Industrial Park	Allied Vista Leasing, Ltd.	Thomas H. Lyon
5G & 12	Terra View	Copperhead Properties, LP	Paul Bishop
5H & 13	Dental Office - Leon Springs	Leon Springs Dancehall, Ltd.	Richard Luders
5I & 14	Sonic - Leon Springs	Leon Springs Dancehall, Ltd.	Richard Luders
15	Springs at Boerne State, Unit 1A		Michael Buchmeier
16	Westwinds, Unit 2	Cordi-Marian Sisters, Inc.	Sister Maria C. Marquez
17	Sterling Uniform & Equipment		Vernon Thompson
20	Renaissance at the Dominion, Unit 4	Intco Dominion Partnershop	Larry Slayter
21	Rodriguez Tire		Leopoldo Rodriguez
22	Hallie Heights	H.L.H. Development L.P.	Harry Hausman
23	Regent Care	Regent Care Texas Health Center	Shanles Milos